

# OAHE LINKS SUBDIVISION

PART OF THE NORTHWEST QUARTER OF  
SECTION 26, T 132 N, R 79 W,  
EMMONS COUNTY, NORTH DAKOTA

## WALTHER SUBDIVISION

DESCRIPTION:  
OAHE LINKS SUBDIVISION

COMMENCING AT THE NORTH QUARTER CORNER SECTION 26;  
THENCE N 89°48'12" W, A DISTANCE OF 109.90', TO THE TRUE POINT OF BEGINNING;  
THENCE S 00°15'34" E, A DISTANCE OF 1,025.06';  
THENCE N 89°48'12" W, A DISTANCE OF 410.01';  
THENCE N 00°15'34" W, A DISTANCE OF 138.02';  
THENCE N 89°48'12" W, A DISTANCE OF 200.52';  
THENCE N 00°15'34" W, A DISTANCE OF 340.76';  
THENCE S 87°16'11" W, A DISTANCE OF 436.98';  
THENCE N 07°54'43" W, A DISTANCE OF 271.18';  
THENCE S 87°25'40" W, A DISTANCE OF 226.80';  
THENCE N 07°54'43" W, A DISTANCE OF 195.85';  
THENCE N 87°25'40" E, A DISTANCE OF 512.73';  
THENCE N 87°25'40" E, A DISTANCE OF 423.02', TO THE NORTH LINE OF SEC. 26;  
THENCE S 89°48'12" E, ALONG SAID LINE, A DISTANCE OF 410.01', TO THE POINT OF BEGINNING.

THIS PARCEL IS SUBJECT TO ALL RECORDED EASEMENTS AND RIGHTS OF WAY.  
BASIS OF BEARINGS IS FROM A PLAT OF BEAVER BAY SUBDIVISION.  
THIS PARCEL CONTAINS 20.10 ACRES, MORE OR LESS.

WHEREAS, the undersigned are the owners and grantors of  
all lots within the OAHE LINKS SUBDIVISION  
and are desirous of recording the following restrictions to the  
following legally described property:

LOTS One (1) throughout LOT Seventeen (17)  
Oahe Links Subdivision  
Within the Northwest Quarter of  
Section 26, T 132 N, R 79 W  
Emmons County, North Dakota

NOW THEREFORE, in consideration of the premises, the undersigned  
hereby establish and declare the following protective covenants, which  
shall be applicable to all the above described real estate.

PERSONS BOUND BY THE COVENANTS AND RESTRICTIONS:

All persons, corporations or other entities, who shall hereafter acquire any  
interest in and to the above described real estate hereinafter referred to  
as grantees, shall be taken to hold and agree and covenant with the owners  
of the lots and with their heirs, trustees and assigns, to conform to and to  
observe the following covenants, restrictions and construction of residence  
and improvements thereon.

ROADS:  
(1) MAINTENANCE: It is further covenanted by all owners of LOTS (1)  
throughout LOT (17), Oahe Links Subdivision, Section 26, T 132 N,  
R 79 W for themselves, their successors and assigns that any or improvements  
of any roads, shall be the sole responsibility of the owners. These covenants shall  
run with the land, and the cost of the upkeep and repair referred to above  
shall be a charge on the land and whatsoever hands it shall be at the time  
of such improvements.

Date the \_\_\_\_ day of \_\_\_\_, 20\_\_

Owner: Jon Richter

By:

Jon Richter Date

State of North Dakota

County of

On \_\_\_\_ before me

Notary

Personally appeared Jon Richter  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of North Dakota  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Emmons County

By:

Chairman, Board of Emmons County Commissioners

### SURVEYOR'S CERTIFICATE:

I, JOHN R. WICKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA,  
DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY DONE UNDER MY DIRECT SUPERVISION  
AND IS TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF.

JOHN R. WICKLUND, RLS #2491

STATE OF NORTH DAKOTA)  
COUNTY OF (SS)

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, THERE APPEARED BEFORE ME JOHN R. WICKLUND, KNOWN TO ME TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE  
SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC

### OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT JON RICHTER, BEING THE OWNER AND PROPRIETOR  
OF THE PROPERTY SHOWN ON THE ANNEXED PLAT, HAS CAUSED THAT PORTION DESCRIBED HEREON  
TO BE SURVEYED AND PLATTED AS OAHE LINKS SUBDIVISION, EMMONS COUNTY,  
NORTH DAKOTA, AND DO HEREBY DEDICATE STREETS AS SHOWN HEREON.  
HE ALSO DEDICATES EASEMENTS TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE, OR OTHER  
PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

STATE OF NORTH DAKOTA)  
COUNTY OF (SS)

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, THERE APPEARED BEFORE ME JON RICHTER, KNOWN TO ME TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND DID ACKNOWLEDGE TO ME THAT HE EXECUTED THE  
SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC

### APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF EMMONS COUNTY, NORTH DAKOTA, HAS APPROVED THE  
SUB-DIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS  
SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER  
PLAN OF EMMONS COUNTY, NORTH DAKOTA, AND DOES HEREBY YACATE ANY PREVIOUS PLATING WITHIN  
THE BOUNDARY OF THE ANNEXED PLAT. THE FOREGOING ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
EMMONS COUNTY, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

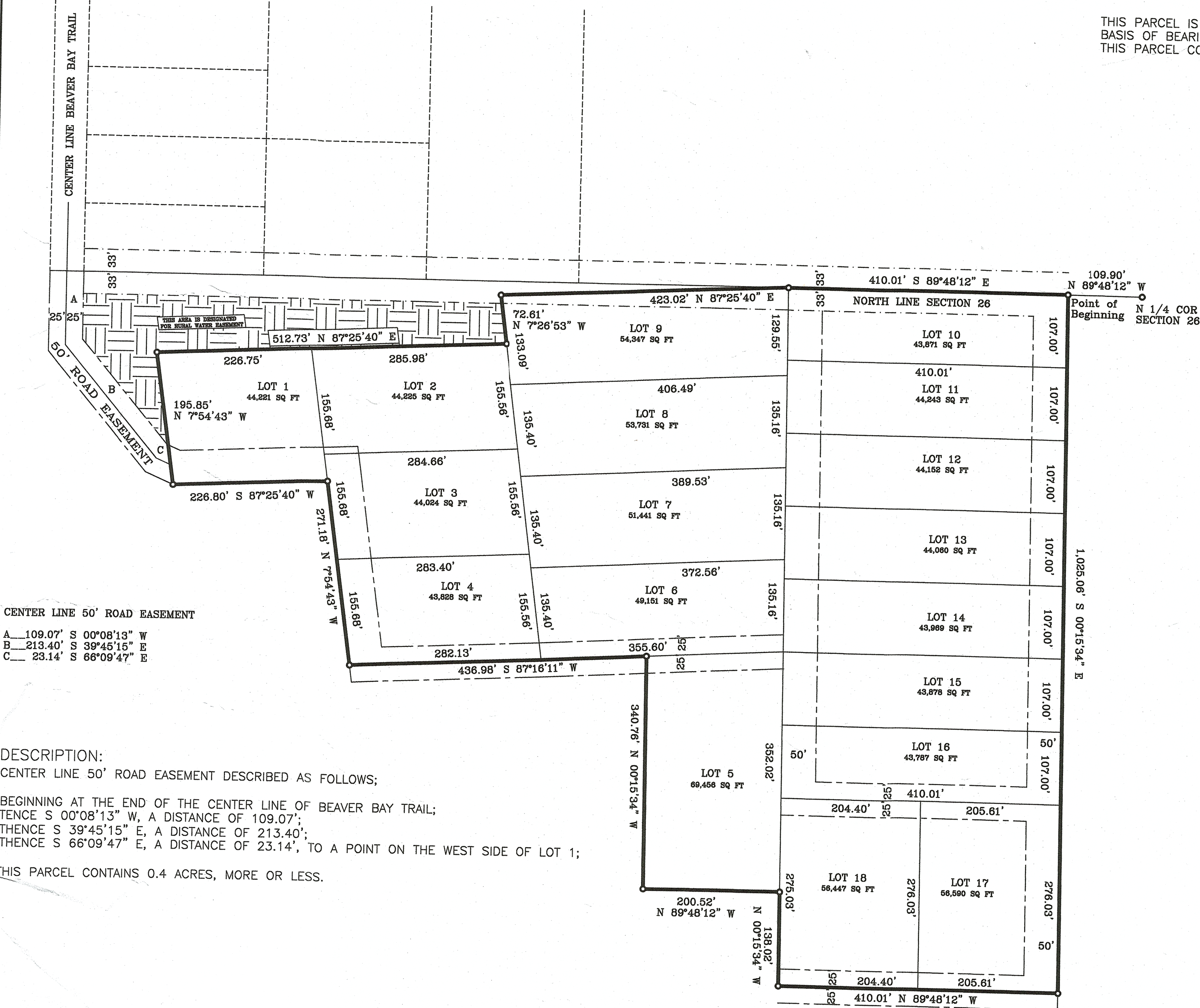
EMMONS COUNTY COMMISSION CHAIRMAN

ATTEST  
COUNTY AUDITOR

OWNER:

JON RICHTER  
750 LITTLE BEAVER Dr.  
LINTON, NORTH DAKOTA 58552

Date: August 21, 2021 PHONE 701-400-3797  
Scale: 1" = 120' CENTER & BISMARCK, ND  
**WICKLUND SURVEYING**



CENTER LINE 50' ROAD EASEMENT  
A. 109.07' S 00°08'13" W  
B. 213.40' S 39°45'15" E  
C. 23.14' S 66°09'47" E

### DESCRIPTION:

CENTER LINE 50' ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE END OF THE CENTER LINE OF BEAVER BAY TRAIL;  
THENCE S 00°08'13" W, A DISTANCE OF 109.07';  
THENCE S 39°45'15" E, A DISTANCE OF 213.40';  
THENCE S 66°09'47" E, A DISTANCE OF 23.14', TO A POINT ON THE WEST SIDE OF LOT 1;

THIS PARCEL CONTAINS 0.4 ACRES, MORE OR LESS.

### LEGEND:

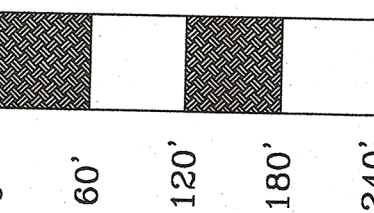
5' UTILITY EASEMENT LINES TYPICAL ON ALL LOT LINES---

50' ROAD/UTILITY EASEMENT LINES---

66' PUBLIC EASEMENT ON SECTION LINE---

BOUNDARY LINES---  
BOUNDARY CORNERS---  
LOT LINES---

SCALE: 1" = 120' DATE: AUGUST 23, 2021



NORTH